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Chapter 7 Trustee

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
SANTA ANA DIVISION

In re
JAMIE LYNN GALLIAN,
Debtor.

Case No. 8:21-bk-11710-ES

Chapter 7

**TRUSTEE'S RESPONSE TO THE
MOTION FOR RELIEF FROM THE
AUTOMATIC STAY FILED BY HOUSER
BROS. CO. DBA RANCHO DEL REY
MOBILE HOME ESTATES**

Date: January 18, 2023
Time: 10:00 a.m.
Place: Courtroom 5C
411 W. Fourth Street
Santa Ana, California 92701

Jeffrey I. Golden, as the Chapter 7 Trustee (the "Trustee") for the bankruptcy estate of Jamie Lynn Gallian (the "Debtor") hereby responds to the Motion for Relief from the Automatic Stay (Unlawful Detainer) filed by Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates (the "Motion") (*docket no. 278*).

The Motion seeks relief from the automatic stay in order for Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates to continue prosecuting an unlawful detainer action that it filed in January 2019 against the Debtor, captioned *Houser Bros. Co. v. Gallian*, Orange County Superior Court ("OCSC") Case No. 30-2019-01041423-CL-UD-CJC (the "State Court Matter"), in which Houser Bros. Co. alleges that the Debtor is an unlawful occupant on a space within

1 Houser Bros. Co.'s mobile home park.

2 The Trustee does not oppose granting relief from stay to permit the State Court Matter to
3 proceed to judgment in the OCSC provided that the order states that the OCSC will not determine
4 title/ownership of the Debtor's underlying mobile home and/or whether the Debtor's mobile home
5 is property of the bankruptcy estate.

6
7 DATED: January 4, 2023

DANNING, GILL, ISRAEL & KRASNOFF, LLP

8
9 By: /s/ Aaron E. de Leest

10 AARON E. DE LEEST
11 Attorneys for Jeffrey I. Golden,
12 Chapter 7 Trustee
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PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is 1901 Avenue of the Stars, Suite 450, Los Angeles, CA 90067-6006.

A true and correct copy of the foregoing document entitled (*specify*): TRUSTEE'S RESPONSE TO THE MOTION FOR RELIEF FROM THE AUTOMATIC STAY FILED BY HOUSER BROS. CO. DBA RANCHO DEL REY MOBILE HOME ESTATES will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On January 4, 2023 I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page.

2. SERVED BY UNITED STATES MAIL: On January 4, 2023, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by causing to be placed a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page.

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page.

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

January 4, 2023
Date

Beverly Lew
Printed Name

/s/ Beverly Lew
Signature

ADDITIONAL SERVICE INFORMATION (if needed):

1. SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (“NEF”)

Aaron E DE Leest on behalf of Trustee Jeffrey I Golden (TR)
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Robert P Goe on behalf of Plaintiff The Huntington Beach Gables Homeowners Association
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Valerie Smith on behalf of Interested Party Courtesy NEF claims@recoverycorp.com

United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov

2. SERVED BY U.S. MAIL

Debtor
Jamie Lynn Gallian
16222 Monterey Ln SP #376
Huntington Beach, CA 92649

The Honorable Erithe Smith
U.S. Bankruptcy Court
411 West Fourth Street, Suite 5040
Santa Ana, CA 92701-4593